

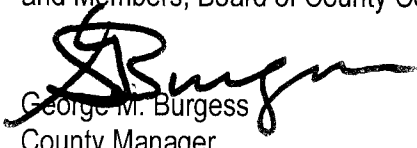


MEMORANDUM

Agenda Item No. 4(v)

TO: Honorable Chairperson Barbara Carey-Shuler, Ed.D. and Members, Board of County Commissioners

DATE: January 20., 2004

FROM:  George M. Burgess
County Manager

SUBJECT: Road Closing Petition P-744
Section: 9-53-41
NW 31 Court, NW 78 Street and a 10- foot Alleyway
District 2

RECOMMENDATION

It is recommended that the Board of County Commissioners grant the subject petition. The property surrounding the subject right-of-ways is being replatted from its original lots and blocks design into a single Tract, for a rapid transit station as part of joint development requirements. The Tentative Plat of NORTHSIDE STATION (T-14155) is based on the Miami-Dade Transit Facility Site Plan dated 1981. The Transit Station has been operating since 1985. For the reasons stated, the Public Works Department (PWD) is recommending closing and vacating said right-of-ways. The Miami-Dade County Departments of Planning & Zoning, Fire Rescue, Water and Sewer, and Public Works have no objection to the subject right-of-ways closing, in accordance with the terms and conditions set forth in the Resolution.

BACKGROUND

The petitioner, Miami-Dade Transit (MDT), is requesting the proposed roadway closures as an integral part of the contiguous Northside Metrorail station site. The station concourse, bus driveway, pedestrian walkways, park and ride lot and landscaping are all part of the station complex and have been operational with some improvements since 1985.

The portions of street, avenue and parcels proposed for closure are internal and not affecting access to and from the site. Furthermore, the Rapid Transit Stations are designed having only one entrance to a parking facility for safety and security reasons. Within the sites there are pedestrian walkways that conform to all the applicable building codes. Therefore, no negative vehicular traffic impact will result when granting this request. The petitioner owns the entire property abutting the subject right-of-ways.

The petition includes a 50-foot wide by 428-feet long portion of NW 31st Court, a 50-foot wide by 236-feet long portion of NW 78th Street and the entire 10-foot wide by 286-feet long alleyways.


The subject right-of-ways were dedicated in 1925 by the ESTA-SU-CASE SUBDIVISION Plat, recorded in Plat Book 14, Page 41, of the Public Records of Miami-Dade County, Florida.

The Miami-Dade Water and Sewer Department (WASD) has facilities within some of the right-of-ways to be vacated. However, utility easements have been agreed to and will be granted by separate instrument (not plat) pursuant to an agreement between WASD and MDT.

Honorable Chairperson Barbara Carey-Shuler
and Members, Board of County Commissioners
Page Two

The subject right-of-ways are within zoning district Rapid Transit Zone (RTZ). This zoning designation for metrorail corridors supersedes all zoning districts.

The Property Appraiser's Office has assessed the value of the metrorail station properties as a lump-sum; however, MDT is tax exempt and this closing will not affect property taxes.



Assistant County Manager



MEMORANDUM

(Revised)

TO: Hon. Chairperson Barbara Carey-Shuler, Ed.D.
and Members, Board of County Commissioners

DATE: January 20, 2004

FROM: Robert A. Ginsburg
County Attorney

SUBJECT: Agenda Item No. 4 (V)

Please note any items checked.

- ☐ "4-Day Rule" ("3-Day Rule" for committees) applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Bid waiver requiring County Manager's written recommendation
- ☐ Ordinance creating a new board requires detailed County Manager's report for public hearing
- ☐ Housekeeping item (no policy decision required)
- ☒ No committee review

Approved _____ Mayor

Agenda Item No. 4(V)

1-20-04

Veto _____

Override _____

RESOLUTION NO. _____

RESOLUTION GRANTING PETITION TO CLOSE
NW 31ST COURT FROM NW 77 STREET TO NW 79
STREET, NW 78 STREET FROM NW 31ST AVENUE
TO NW 32ND AVENUE AND AN ALLEY NORTH
OF NW 78 STREET FROM NW 31ST AVENUE TO
NW 32ND AVENUE (ROAD CLOSING PETITION P-
744)

WHEREAS, the County Commission held a public hearing to consider a petition to close a 50-foot wide portion of NW 31st Court, a 50-foot wide portion of NW 78th Street and the entire 10-foot wide alleyways , as outlined in the accompanying petition and memorandum, a copy of which is incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, (1) that the alleyway, street, road, highway or other place used for travel as described in the attached petition is hereby vacated, abandoned and closed, all rights of Miami-Dade County and the public in and to the same are hereby renounced and disclaimed; (2) it is found that the action will serve a public purpose and benefit the public without violating private property rights; (3) that the procedure utilized in the adoption of this resolution is expressly ratified and approved; and (4) the Clerk is hereby directed to publish notice of the adoption of this resolution one time within thirty (30) days hereafter in a newspaper of general circulation of Miami-Dade County.

The foregoing resolution was offered by Commissioner _____, who
moved its adoption. The motion was seconded by Commissioner _____
and upon being put to a vote, the vote was as follows:

Dr. Barbara Carey-Shuler, Chairperson	
Katy Sorenson, Vice-Chairperson	
Bruno A. Barreiro	Jose "Pepe" Diaz
Betty T. Ferguson	Sally A. Heyman
Joe A. Martinez	Jimmy L. Morales
Dennis C. Moss	Dorin D. Rolle
Natacha Seijas	Rebeca Sosa
Sen. Javier D. Souto	

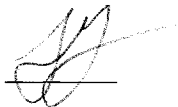
The Chairperson thereupon declared the resolution duly passed and adopted this 20th day of January, 2004. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Thomas Goldstein



Location Map

PWD

TTRRSS: 534109



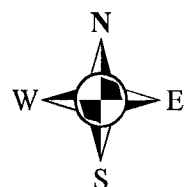
Legend

- Road Closing
- Section Lines
- Major Roads
- Minor Roads
- Lot

P-744

A.D.C. - 10/9/2003

60



P-744

ROAD CLOSING PETITION LOG

Petitioner's Name: *MIAMI-DADE TRANSIT*

Contact: *Carolyn Read*

Phone: *305-375-1552*

Fax: *305-372-6017 or 305-375-2997*

Date Requested:

Road Petitioned: *Portion of N.W. 31 Court, portion of N.W. 78 Street and all of a ten (10) foot wide alley between N.W. 31st and N.W. 32nd Avenues at the Northside Metrorail Station site, 3150 N.W. 79th Street.*

S/T/R *9 / 53 South / 41 East*

T-Plat Number *T- 14155*

Section Line: _____ Yes ☒ No

(2) Fully-Executed Originals ☒

(7) Survey Sketches ☒

Submittal of all Required Documents *4/21/03*
(Date)

Submitted by: *Carolyn Read*
Petitioner's Representative

Accepted by: *[Signature]*
Miami-Dade County

Fee Paid by: *Journal Entry (See Exhibit "F")*

Comments:

Said roads are contiguous with one another and have constituted the Northside Metrorail Station site since May 1985.

PETITION TO CLOSE ROAD

TO: Board of County Commissioners
Miami-Dade County, Florida

The undersigned, pursuant to Sections 336.09 - 336.12 Florida Statutes, hereby petitions the Board of County Commissioners to vacate, abandon, discontinue and close an existing public or private street, alleyway, road, highway or other place used for travel, or a portion thereof, and to renounce and disclaim any right of the County and the public in and to any land in connection therewith; or to renounce and disclaim any right of the County and the public in and to certain land, or interest therein, acquired by purchase, gift, device, dedication or prescription for street, alleyway, road or highway purposes; or to renounce and disclaim any right of the County and the public in and to certain land delineated on a recorded map or plat as a street, alleyway, road or highway.

The undersigned hereby certifies:

1. LEGAL DESCRIPTION: The complete and accurate legal description of the road, right-of-way or land sought to be closed is as follows:

See Exhibit "A"

<u>Street Name</u>	<u>Lying Between</u>
N.W. 31 Court	N.W. 77 Street & N.W. 79 Street (State Road 828)
N.W. 78 Street	N.W. 31 Court & N.W. 32 Avenue
N.W. 78 Street	N.W. 31 Avenue & N.W. 31 Court
10'-Wide Alley (Block 1)	N.W. 31 Court & N.W. 32 Avenue
10'-Wide Alley (Block 2)	N.W. 31 Court & N.W. 31 Avenue

The above-described court, streets and alleyways have been components of a contiguous Northside Metrorail Station site since May 1985.

2. PUBLIC INTEREST IN ROAD: The title or interest of the County and the public in and to the above-described road, right-of-way or land was acquired and is evidenced in the following manner (state whether public interest acquired by deed, dedication or prescription and set forth where deed or plat is recorded in public records):

See Exhibit "B"

3. ATTACH SURVEY SKETCH: Attached hereto is a survey or location sketch accurately showing and describing the above-described road, right-of-way or land and its location and relation to surrounding property, and showing all encroachments and utility easements.

See Exhibit "A"

4. ABUTTING PROPERTY OWNERS: The following constitutes a complete and accurate schedule of all owners abutting upon to the above-described road, right-of-way or land.

PRINT NAME	FOLIO NUMBER(S)	ADDRESS
------------	-----------------	---------

See Exhibit "C" and Exhibit "D"

<i>Miami-Dade County</i>	<i>30-3109-020-0240</i>	<i>Northside Metrorail Station</i>
<i>GSA R/E Management</i>	<i>30-4035-000-1052</i>	<i>3150 N.W. 79th Street</i>
<i>MDTA User</i>		<i>Miami, Florida</i>

5. ACCESS TO OTHER PROPERTY: The undersigned certifies that in the event this Petition is granted, no other property owner(s) will be prevented from access to and from their property and no other property owner(s) in the vicinity will be adversely affected.

6. NO FEDERAL OR STATE HIGHWAY AFFECTED: The undersigned certifies that the above-described road, right-of-way or land is not a part of any state or federal highway and was not acquired or dedicated for state or federal highway purposes; and that such road, right-of-way or land is under the control and jurisdiction of the Board of County Commissioners.

7. GROUNDS FOR REQUESTING PETITION: The undersigned submits, as grounds and reasons in support of this Petition, the following (state in detail why Petition should be granted):

Petition to close road should be granted because above-described roads have been (and will continue to be) components of a contiguous Northside Metrorail Station site since May 1985

8. INTENT: The undersigned submit as grounds and reason for the utilization of the land sought to be closed (state purpose in detail):

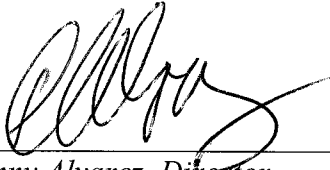
The above-described roads are an integral part of the contiguous Northside Metrorail Station site. Specifically, the station concourse, bus driveway, pedestrian walkway, park and ride lot and landscaping are located on the above-described roads. The roads have been utilized by the public in this manner since May 1985 when the North Line of the Stage 1 Rapid Transit System (Metrorail) opened for revenue service.

See Exhibit "F"

(Petition must be signed by all property owners abutting the road,
right-of-way or land to be closed or abandoned)

Respectfully submitted,

NAME & SIGNATURE



*Danny Alvarez, Director
Miami-Dade Transit
representing Miami-Dade County*

ADDRESS

*% Northside Metrorail Station
3150 N.W. 79th Street
Miami, Florida*

Attorney for Petitioner: *County Attorney's Office*

Address: *111 N.W. 1st Street, Suite 2700
Miami, Florida 33128*

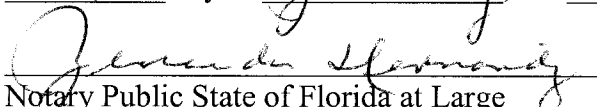
STATE OF FLORIDA)
) SS
MIAMI-DADE COUNTY)

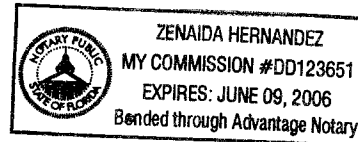
BEFORE ME, the undersigned authority, personally appeared he is the Petitioner,
_____, who first by me duly sworn, deposes and says that he
is the Petitioner named in and who signed the foregoing Petition; that he is duly authorized to
make this verification for and on behalf of all, Petitioner; that he has read the foregoing Petition
and that the statements therein contained are true.



(signature of Petitioner)
Danny Alvarez
Director, Miami-Dade Transit

Sworn and subscribed to before me this

6 day of January, 2003

Notary Public State of Florida at Large



My Commission Expires: June 09, 2006

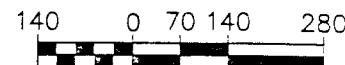
EXHIBIT "A"
Legal Description and Survey Sketch

<i>Parcel</i>	<i>Street Name</i>	<i>Between</i>	
<i>A</i>	<i>N.W. 31 Court</i>	<i>N.W. 77 Street</i>	<i>N.W. 79 Street (State Road 828)</i>
<i>B</i>	<i>N.W. 78 Street</i>	<i>N.W. 31 Court</i>	<i>N.W. 32 Avenue</i>
<i>C</i>	<i>N.W. 78 Street</i>	<i>N.W. 31 Avenue</i>	<i>N.W. 31 Court</i>
<i>D</i>	<i>10'-Wide Alley (Block 1)</i>	<i>N.W. 31 Court</i>	<i>N.W. 32 Avenue</i>
<i>E</i>	<i>10'-Wide Alley (Block 2)</i>	<i>N.W. 31 Court</i>	<i>N.W. 31 Avenue</i>

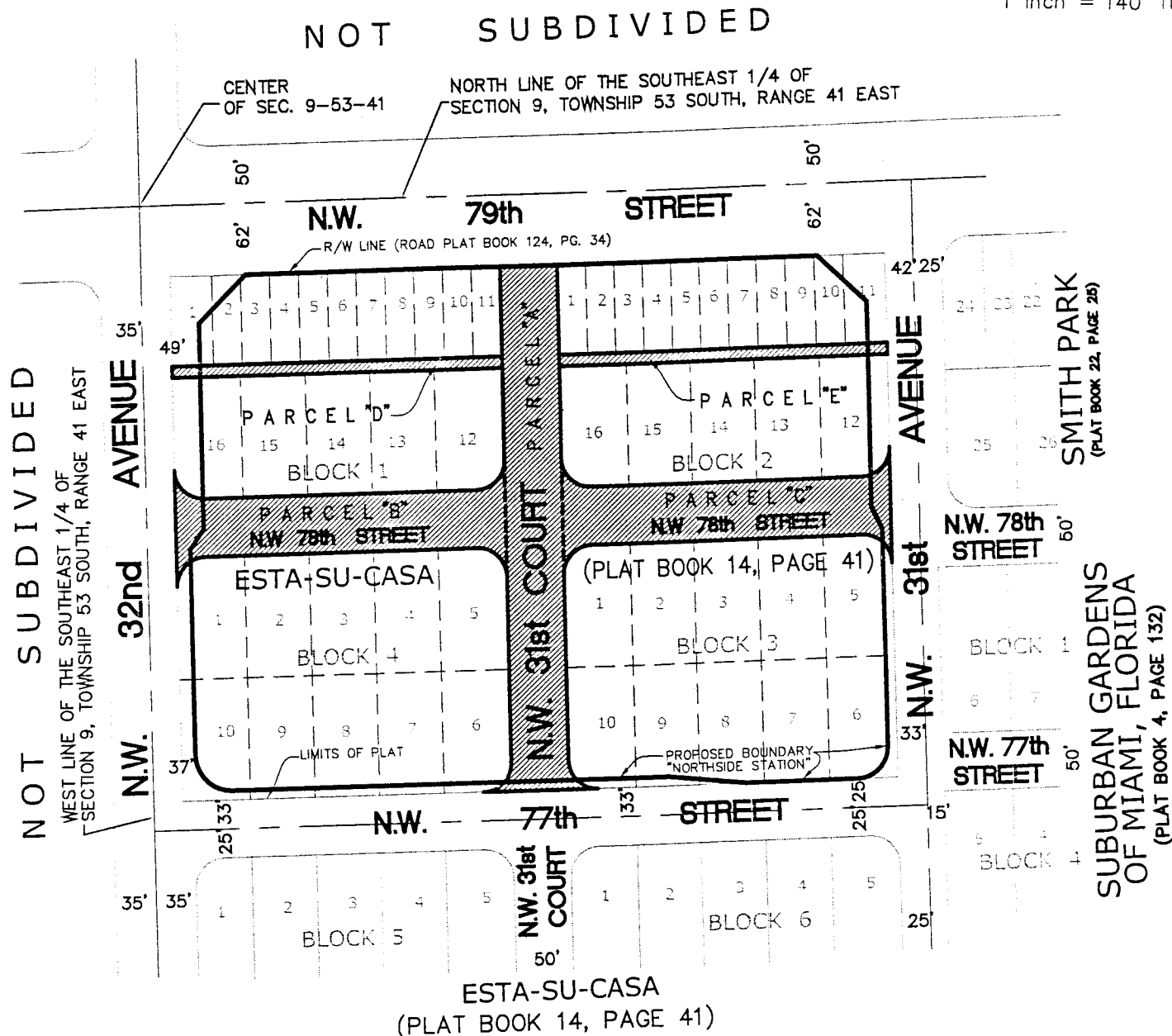
**PETITION TO VACATE RIGHT OF WAY FOR
PROPOSED PLAT OF "NORTHSIDE STATION"
MIAMI-DADE COUNTY TENTATIVE PLAT No. T-14155
ROAD CLOSING PETITION No. P 744**

P-744

GRAPHIC SCALE



(IN FEET)
1 inch = 140 ft.



LOCATION MAP



THIS DOCUMENT CONSISTS OF TWELVE (12) SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.

SHEET 1 OF 12



2001 N.W. 107th AVE.
MIAMI, FL 33172-2507
(305) 592-7275

FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB24

**NORTHSIDE STATION
MIAMI-DADE COUNTY, FLORIDA**

**SKETCH TO ACCOMPANY
LEGAL DESCRIPTION**

DATE: 10-25-2002

DESIGNED: R.PEREZ

DRAWN: F.SUAREZ

CHECKED: D.W.DEANS

JOB NO.: 01-1320.05 0001

NW 79th STREET

(EVERGLADE AVE.)

SOUTH R/W LINE
(ROAD PLAT BOOK 124, PG. 34)

P.O.B.



0 30 60 120

GRAPHIC SCALE IN FEET

LIMITS OF PROPOSED
PLAT OF
"NORTHSIDE STATION"

9

10

11

1

2

3

16

BLOCK 1

12

BLOCK 2

N.W 78th STREET

N.W 78th STREET

ESTA-SU-CASA

(PLAT BOOK 14, PG. 41)

BLOCK 4

4

5

BLOCK 3

1

LIMITS OF PROPOSED
PLAT OF
"NORTHSIDE STATION"

R=25.00

L=39.19

Tan=24.92

$\Delta=89^{\circ}48'55''$

7

S $02^{\circ}23'20''$ E
(RADIAL)

PT

(RADIAL)

R=25.00

L=39.35

Tan=25.08

$\Delta=90^{\circ}11'05''$

NORTH R/W LINE
(P.B. 14, PG. 41)

PC

PCU

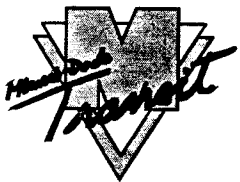
100.00'

S $87^{\circ}36'40''$ W

N.W

77th

STREET



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EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID
AND COMPLETE UNLESS ATTACHED TO THE OTHER.

SHEET 2 OF 12



2001 N.W. 107th AVE.
MIAMI, FL 33172-2507
(305) 592-7275

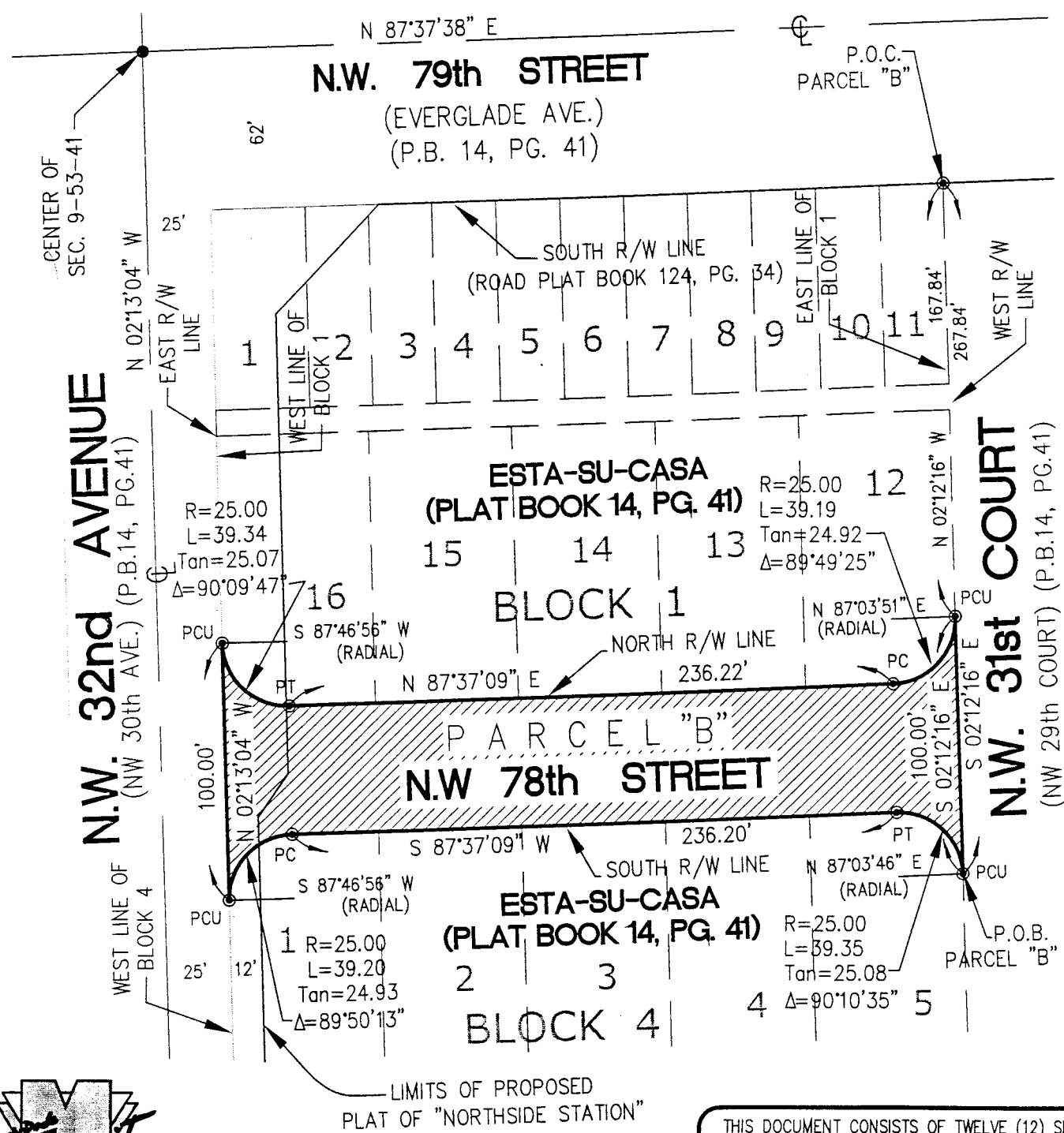
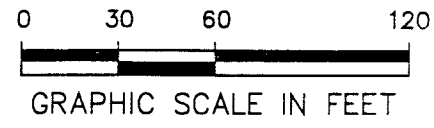
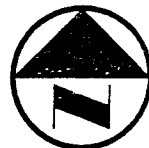
NORTHSIDE STATION
MIAMI-DADE COUNTY, FLORIDA

**SKETCH TO ACCOMPANY
LEGAL DESCRIPTION**


DATE: 10-25-2002
DESIGNED: R.PEREZ
DRAWN: F.SUAREZ
CHECKED: D.W.DEANS
JOB NO.: 01-1320.05 0001

FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB24

PARCEL "B" NW 78th ST. FROM NW 31st COURT TO NW 32nd AVE.

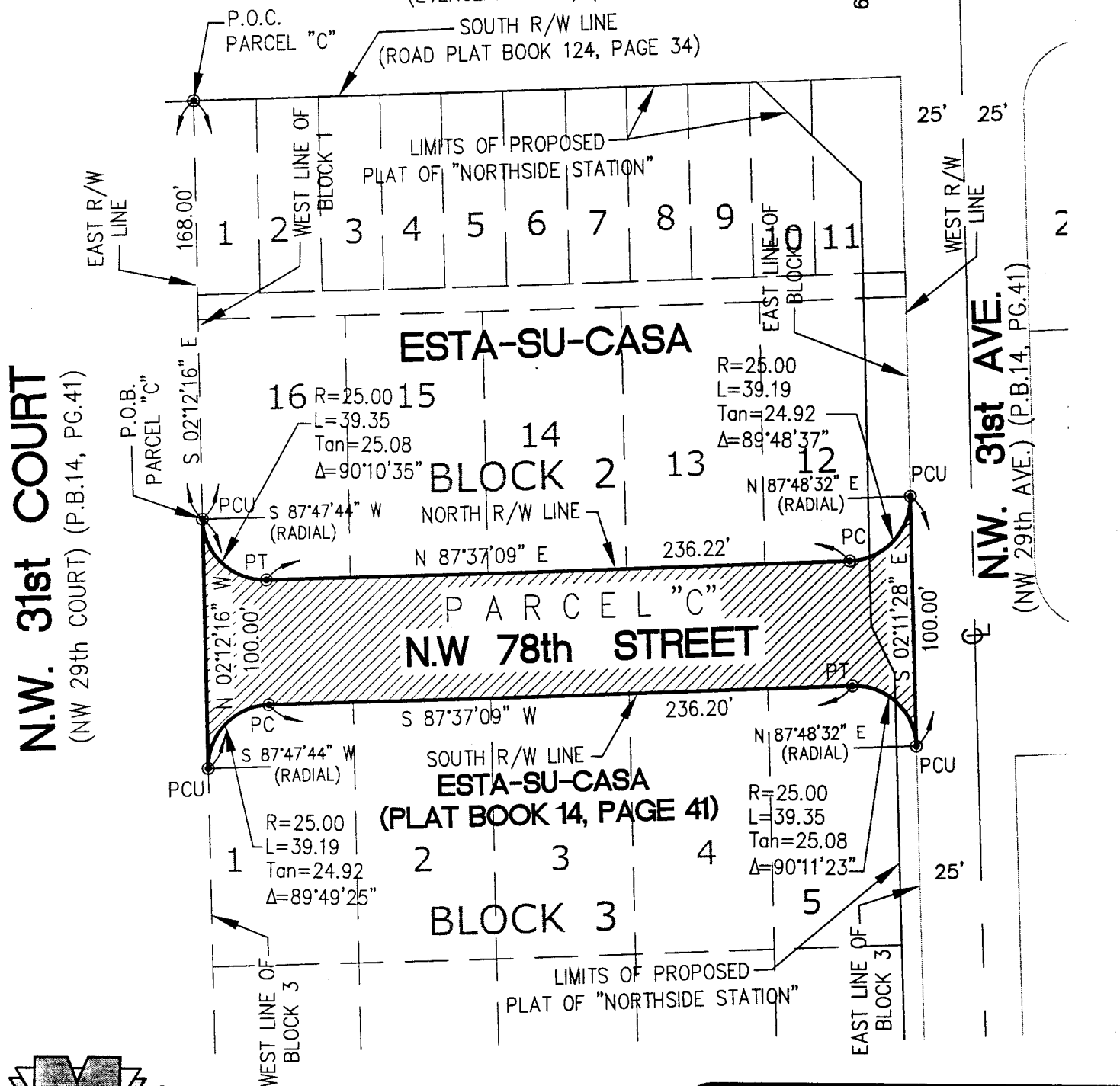
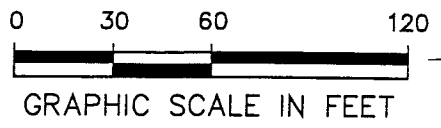


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 <p>2001 N.W. 107th AVE. MIAMI, FL 33172-2507 (305) 592-7275</p> <p>FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB24</p>	<p>NORTHSIDE STATION MIAMI-DADE COUNTY, FLORIDA</p> <p>SKETCH TO ACCOMPANY LEGAL DESCRIPTION</p>	<p>DATE: 10-25-2002 DESIGNED: R.PEREZ DRAWN: F.SUAREZ CHECKED: D.W.DEANS JOB NO.: 01-1320.05 0001</p>
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P-744

PARCEL "C"
NW 78th ST. FROM NW 31st AVENUE
TO NW 31st COURT

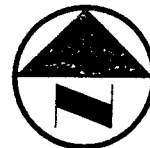


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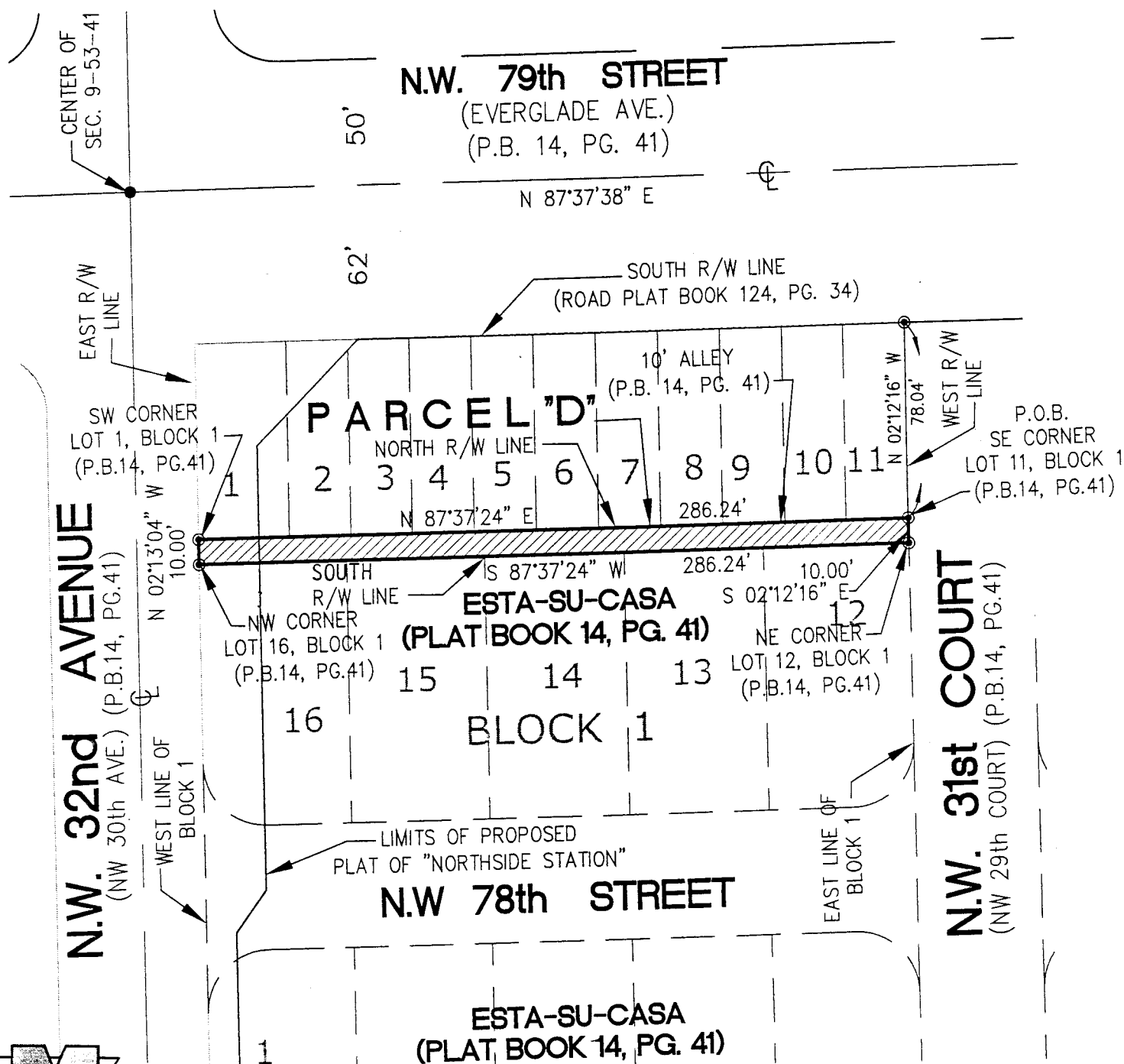
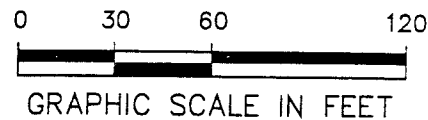
SHEET 4 OF 12

 <p>2001 N.W. 107th AVE. MIAMI, FL 33172-2507 (305) 592-7275</p> <p>FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB24</p>	<p>NORTHSIDE STATION MIAMI-DADE COUNTY, FLORIDA</p> <p>SKETCH TO ACCOMPANY LEGAL DESCRIPTION</p>	<p>DATE: 10-25-2002 DESIGNED: R.PEREZ DRAWN: F.SUAREZ CHECKED: D.W.DEANS JOB NO.: 01-1320.05 0001</p>

PARCEL "D"
10' WIDE ALLEY IN BLOCK 1
BETWEEN NW 31st COURT AND NW 32nd AVE.



P-744



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SHEET 5 OF 12



2001 N.W. 107th AVE.
 MIAMI, FL 33172-2507
 (305) 592-7275

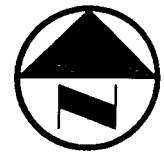
NORTHSIDE STATION
MIAMI-DADE COUNTY, FLORIDA
SKETCH TO ACCOMPANY
LEGAL DESCRIPTION

DATE: 10-25-2002
 DESIGNED: R. PEREZ
 DRAWN: F. SUAREZ
 CHECKED: D.W. DEANS
 JOB NO.: 01-1320.05 0001

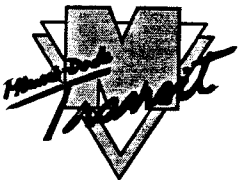
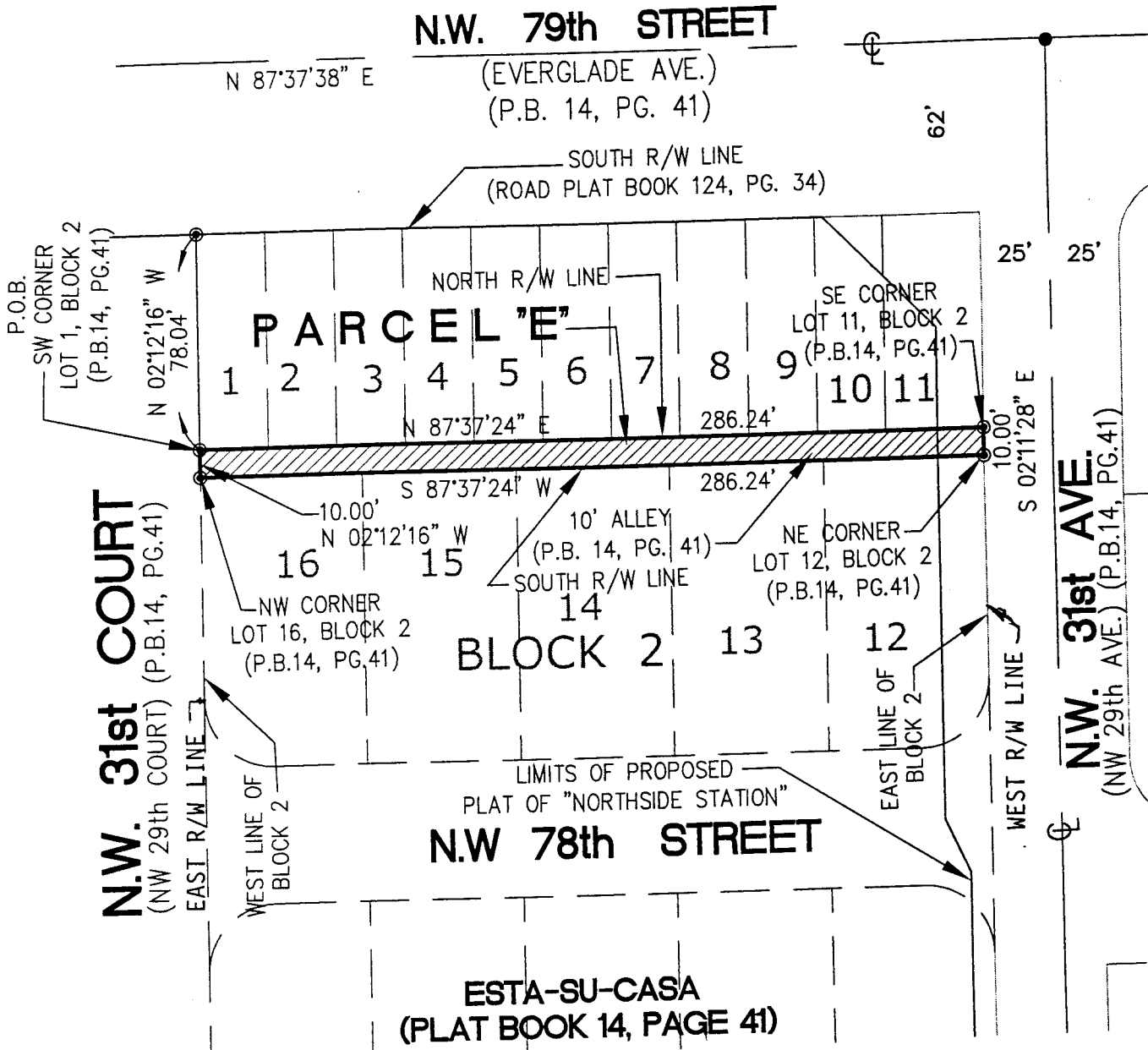
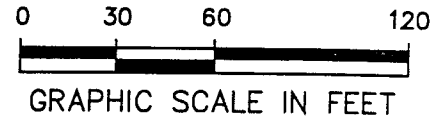
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB24

17

PARCEL "E"
10' WIDE ALLEY IN BLOCK 2
BETWEEN NW 31st COURT AND NW 31st AVENUE.



P-744



THIS DOCUMENT CONSISTS OF TWELVE (12) SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.

SHEET 6 OF 12

PBSJ 2001 N.W. 107th AVE. MIAMI, FL 33172-2507 (305) 592-7275 FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB24	NORTHSIDE STATION MIAMI-DADE COUNTY, FLORIDA	DATE: <u>10-25-2002</u> DESIGNED: <u>R. PEREZ</u> DRAWN: <u>F. SUAREZ</u> CHECKED: <u>D.W.D.</u> JOB NO.: <u>01-1320.05 0001</u>
	SKETCH TO ACCOMPANY LEGAL DESCRIPTION	

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION
FOR PROPOSED STREET VACATIONS IN THAT CERTAIN PARCEL OF LAND
KNOWN AS THE UNRECORDED AND TENTATIVE PLAT OF
"NORTHSIDE STATION"
IN SECTION 9, TOWNSHIP 53 SOUTH, RANGE 41 EAST
MIAMI-DADE COUNTY, FLORIDA**

**ARTICLE I
DEFINITIONS, GENERALLY:**

CLIENT: Shall mean Miami-Dade Transit, an Agency of Miami-Dade County, as user Agency.
SKETCH: Shall mean the graphic depiction of the Map made a part hereof and incorporated herein, reference to which is made for a more full and complete description thereof.
COUNTY: Shall mean Miami-Dade County, a Political Subdivision of the State of Florida, the name of which was changed from "Dade County" by its electors on November 13, 1997 and codified by its Board of County Commissioners pursuant to County Ordinance Number 97-212. All references to instruments recorded prior to that date shall refer to the previous County name and conversely, all references to instruments recorded subsequent to that date (or mention by common report, as the case may be) shall refer to the present County name.

ABBREVIATION TABLE (AS TO ALL MAPS)

P.O.B.	Point of Beginning	Δ	Central Angle of Curve
P.O.C.	Point of Commencement	L	Length of Curve
PT	Point of Tangency	R	Radius of Curve
PC	Point of Curvature	Tan	Tangent Length
PCU	Point of Cusp	R/W	Right of Way
P.B.	Plat Book	(All dimensions are in feet and decimal fractions thereof.)	
P.	Page		

**ARTICLE II
LEGAL DESCRIPTIONS:**

**PARCEL "A "
(NW 31ST COURT, FROM NW 79TH STREET TO NW 77TH STREET)**

All that lot, piece or parcel of land, being a portion of NW 31st Court, situate, lying and being in Section 9, Township 53 South, Range 41 East, Miami-Dade County, Florida, the same being more particularly described by metes and bounds as follows, viz.:

BEGIN at the Point of Intersection of the South Right of Way Line of NW 79th Street (Everglade Ave. per Plat) and the East Right of Way line of NW 31st Court (NW 29th Court per Plat) as shown on the



THIS DOCUMENT CONSISTS OF TWELVE (12) SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.

SHEET 7 OF 12



2001 N.W. 107th AVE.
MIAMI, FL 33172-2507
(305) 592-7275

FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB24

NORTHSIDE STATION
MIAMI-DADE COUNTY, FLORIDA

**SKETCH TO ACCOMPANY
LEGAL DESCRIPTION**

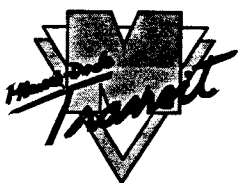
DATE: 10-25-2002
DESIGNED: R.PEREZ
DRAWN: F.SUAREZ
CHECKED: D.W.DEANS
JOB NO.: 01-1320.05 0001

Plats of ESTA-SU-CASA, as recorded in Plat Book 14 at Page 41 and NW 79th STREET RIGHT OF WAY MAP, as recorded in Road Plat Book 124 at Page 34, according to the respective Plats thereof, as recorded in the Public Records of Dade County (now Miami-Dade County), Florida; from said POINT OF BEGINNING, thence S02°12'16"E along said East Right of Way Line of NW 31st Court for 428.08 feet to a Point of Curvature of a circular curve concave to the Northeast; thence Southeasterly along said East Right of Way Line of NW 31st Court and the arc of said curve, having a radius of 25.00 feet and a central angle of 90°11'05" for 39.35 feet to a Point of Cusp, with said Point of Cusp bearing S02°23'20"E from the center of said curve and with said Point of Cusp also being a Point of Intersection with the North Right of Way line of NW 77th Street as shown on said Plat of ESTA-SU-CASA; thence S87°36'40"W along said North Right of Way line of NW 77th Street for 100.00 feet to a Point of Cusp of a circular curve concave to the Northwest, with said Point of Cusp bearing S02°23'20"E from the center of the next described curve; thence Northeasterly along the West Right of Way line of said NW 31st Court and the arc of said curve, having a radius of 25.00 feet and a central angle of 89°48'55" for 39.19 feet to the Point of Tangency; thence N02°12'16"W along said West Right of Way Line of NW 31st Court for 428.25 feet to a Point of Intersection with said South Right of Way line of NW 79th Street; thence N87°37'38"E along said North Right of Way line of NW 79th Street for 50.00 feet to the POINT OF BEGINNING.

PARCEL "B"
NW 78TH STREET FROM NW 31ST COURT TO NW 32ND AVENUE

All that lot, piece or parcel of land, being a portion of NW 78th Street, situate, lying and being in Section 9, Township 53 South, Range 41 East, Miami-Dade County, Florida, the same being more particularly described by metes and bounds as follows, viz.:

COMMENCE at the Point of Intersection of the South Right of Way Line of NW 79th Street (Everglade Ave. per Plat) and the West Right of Way line of NW 31st Court (NW 29th Court per Plat) as shown on the Plats of ESTA-SU-CASA, as recorded in Plat Book 14 at Page 41 and NW 79th STREET RIGHT OF WAY MAP, as recorded in Road Plat Book 124 at Page 34, according to the respective Plats thereof, as recorded in the Public Records of Dade County (now Miami-Dade County), Florida; thence S02°12'16"E along said West Right of Way Line of NW 31st Court for 267.84 feet to a Point of Cusp of a circular curve concave to the Southwest, with said Point of Cusp bearing N87°03'46"E from the center of said curve and said Point of Cusp also being the POINT OF BEGINNING of the hereinafter described parcel of land; from said POINT OF BEGINNING, thence Northwesterly along the South Right of Way line of said NW 78th Street and the arc of said curve, having a radius of 25.00 feet and a central angle of 90°10'35" for 39.35 feet to the Point of Tangency; thence S87°37'09"W along said South Right of Way line of NW 78th Street for 236.20 feet to a Point of Curvature of a circular curve concave to the Southeast; thence Southwesterly along said South Right of Way line of NW 78th Street and the arc of said curve, having a radius of 25.00 feet and a central angle of 89°50'13" for 39.20 feet to a Point of Cusp, with said Point of Cusp bearing S87°46'56"W from the center of said curve and said Point of Cusp also being a Point of Intersection with the East Right of Way line of NW 32nd Avenue (NW 30th Ave. per Plat) as shown on said Plat of ESTA-SU-CASA; thence N02°13'04"W



THIS DOCUMENT CONSISTS OF TWELVE (12) SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.

SHEET 8 OF 12

PBSJ
2001 N.W. 107th AVE.
MIAMI, FL 33172-2507
(305) 592-7275
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB24

NORTHSIDE STATION
MIAMI-DADE COUNTY, FLORIDA
**SKETCH TO ACCOMPANY
LEGAL DESCRIPTION**

DATE: 10-25-2002
DESIGNED: R.PEREZ
DRAWN: F.SUAREZ
CHECKED: D.W.DEANS
JOB NO.: 01-1320.05 0001

along said East Right of Way line of NW 32nd Avenue for 100.00 feet to a Point of Cusp with a circular curve concave to the Northeast, with said Point of Cusp bearing S87°46'56"W from the center of said curve; thence Southeasterly along the North Right of Way line of NW 78th Street and the arc of said curve, having a radius of 25.00 feet and a central angle of 90°09'47" for 39.34 feet to the Point of Tangency; thence N87°37'09"E along said North Right of Way line of NW 78th Street for 236.22 feet to a Point of Curvature of a circular curve concave to the Northwest; thence Northeasterly along said North Right of Way line of NW 78th Street and the arc of said curve, having a radius of 25.00 feet and a central angle of 89°49'25" for 39.19 feet to a Point of Cusp, with said Point of Cusp bearing N87°03'51"E from the center of said curve and said Point of Cusp also being a Point of Intersection with said West Right of Way line of NW 31st Court; thence S02°12'16"E along said West Right of Way line of NW 31st Court for 100.00 feet to the POINT OF BEGINNING.

PARCEL "C"
NW 78TH STREET FROM NW 31ST COURT TO NW 31ND AVENUE

All that lot, piece or parcel of land, being a portion of NW 78th Street, situate, lying and being in Section 9, Township 53 South, Range 41 East, Miami-Dade County, Florida, the same being more particularly described by metes and bounds as follows, viz.:

COMMENCE at the Point of Intersection of the South Right of Way Line of NW 79th Street (Everglade Ave. per Plat) and the East Right of Way line of NW 31st Court (NW 29th Court per Plat) as shown on the Plats of ESTA-SU-CASA, as recorded in Plat Book 14 at Page 41 and NW 79th STREET RIGHT OF WAY MAP, as recorded in Road Plat Book 124 at Page 34, according to the respective Plats thereof, as recorded in the Public Records of Dade County (now Miami-Dade County), Florida; thence S02°12'16"E along said East Right of Way Line of NW 31st Court for 168.00 feet to a Point of Cusp of a circular curve concave to the Northeast, with said Point of Cusp bearing S87°47'44"W from the center of said curve and said Point of Cusp also being the POINT OF BEGINNING of the hereinafter described parcel of land; from said POINT OF BEGINNING, thence Southeasterly along the North Right of Way line of said NW 78th Street and the arc of said curve, having a radius of 25.00 feet and a central angle of 90°10'35" for 39.35 feet to the Point of Tangency; thence N87°37'09"E along said North Right of Way line of NW 78th Street for 236.22 feet to a Point of Curvature of a circular curve concave to the Northwest; thence Northeasterly along said North Right of Way line of NW 78th Street and the arc of said curve, having a radius of 25.00 feet and a central angle of 89°48'37" for 39.19 feet to a Point of Cusp, with said Point of Cusp bearing N87°48'32"E from the center of said curve and said Point of Cusp also being a Point of Intersection with the West Right of Way line of NW 31st Avenue (NW 29th Avenue per Plat) as shown on said Plat of ESTA-SU-CASA; thence S02°11'28"E along said West Right of Way line of NW 31st Avenue for 100.00 feet to a Point of Cusp with a circular curve concave to the Southwest, with said Point of Cusp bearing N87°48'32"E from the center of said curve; thence Northwesterly along the South Right of Way line of said NW 78th Street and the arc of said curve, having a radius of 25.00 feet and a central angle of 90°11'23" for 39.35 feet to the Point of Tangency; thence S87°37'09"W along said South Right of Way line of NW 78th Street for 236.20 feet to a Point of Curvature of a circular curve concave to the Southeast; thence



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SHEET 9 OF 12



2001 N.W. 107th AVE.
 MIAMI, FL 33172-2507
 (305) 592-7275

FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB24

NORTHSIDE STATION
 MIAMI-DADE COUNTY, FLORIDA

**SKETCH TO ACCOMPANY
 LEGAL DESCRIPTION**

DATE: 10-25-2002
 DESIGNED: R.PEREZ
 DRAWN: F.SUAREZ
 CHECKED: D.W.DEANS
 JOB NO.: 01-1320.05 0001

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Southwesterly along said South Right of Way line of NW 78th Street and the arc of said curve, having a radius of 25.00 feet and a central angle of 89°49'25" for 39.19 feet to a Point of Cusp, with said Point of Cusp bearing S87°47'44"W from the center of said curve and said Point of Cusp also being a Point of Intersection with said East Right of Way line of NW 31st Court; thence N02°12'16"W along said West Right of Way line of NW 31st Court for 100.00 feet to the POINT OF BEGINNING.

PARCEL "D"
ALLEY IN BLOCK 1 OF "ESTA-SU-CASA," (PLAT BOOK 14, PAGE 41)
FROM N.W. 31ST COURT TO N.W. 32ND AVENUE

All that lot, piece or parcel of land, being the 10-foot wide Alley as shown within Block 1 of ESTA-SU-CASA, according to the Plat thereof, as recorded in Plat Book 14 at Page 41 of the Public Records of Dade County (now Miami-Dade County), Florida, situate, lying and being in Section 9, Township 53 South, Range 41 East, Miami-Dade County, Florida, the same being more particularly described by metes and bounds as follows, viz.:

BEGIN at the Southeast corner of Lot 11 in Block 1 as shown on said Plat of ESTA-SU-CASA; thence S02°12'16"W along the West Right of Way Line of NW 31st Court (NW 29th Court per Plat) for 10.00 feet to the Northeast corner of Lot 12 in said Block 1 as shown on said Plat of ESTA-SU-CASA; thence S87°34'24"W along the South Right of Way line of said 10-foot wide Alley for 286.24 feet to the Northwest corner of Lot 16 in said Block 1; thence N02°13'04"W along the East Right of Way line of NW 32nd Avenue (NW 30th Ave. per Plat) for 10.00 feet to the Southwest corner of Lot 1 in said Block 1; thence N87°37'24"E along the North Right of Way line of said 10-foot wide Alley for 286.24 feet to the POINT OF BEGINNING.

PARCEL "E"
ALLEY IN BLOCK 2 OF "ESTA-SU-CASA," (PLAT BOOK 14, PAGE 41)
FROM N.W. 31ST COURT TO N.W. 31ND AVENUE

All that lot, piece or parcel of land, being the 10-foot wide Alley as shown within Block 2 of ESTA-SU-CASA, according to the Plat thereof, as recorded in Plat Book 14 at Page 41 of the Public Records of Dade County (now Miami-Dade County), Florida, situate, lying and being in Section 9, Township 53 South, Range 41 East, Miami-Dade County, Florida, the same being more particularly described by metes and bounds as follows, viz.:

BEGIN at the Southwest corner of Lot 1 in Block 2 as shown on said Plat of ESTA-SU-CASA; thence N87°34'24"E along the North Right of Way line of said 10-foot wide Alley for 286.24 feet to the Southeast corner of Lot 11 in said Block 2; thence S02°11'28"E along the West Right of Way line of NW 31st Avenue (NW 29th Ave. per Plat) for 10.00 feet to the Northeast corner of Lot 12 in said Block 2; thence S87°37'24"W along the South Right of Way line of said 10-foot wide Alley for 286.24 feet to



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SHEET 10 OF 12



2001 N.W. 107th AVE.
MIAMI, FL 33172-2507
(305) 592-7275

FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB24

NORTHSIDE STATION
MIAMI-DADE COUNTY, FLORIDA

**SKETCH TO ACCOMPANY
LEGAL DESCRIPTION**

DATE: 10-25-2002
DESIGNED: R.PEREZ
DRAWN: F.SUAREZ
CHECKED: D.W.DEANS
JOB NO.: 01-1320.05 0001

the Northwest corner of Lot 16 in said Block 2; thence N02°12'16"W along the East Right of Way line of NW 31st Court (NW 29th Court per Plat) for 10.00 feet to the Point of Beginning.

Said Parcels contain the following areas:

As to Parcel "A" (NW 31 st Court):	22,927 Square Feet±
As to Parcel "B" (NW 78 th Street, west of NW 31 st Court):	14,847 Square Feet±
As to Parcel "C" (NW 78 th Street, east of NW 31 st Court):	14,847 Square Feet±
As to Parcel "D" (10-foot wide Alley in Block 1):	02,862 Square Feet±
As to Parcel "E" (10-foot wide Alley in Block 2):	02,862 Square Feet±

ARTICLE III SOURCES OF DATA:

The Legal Description as cited under Article II was generated based on the following data:

The underlying Plat of ESTA-SU-CASA, according to the Plat thereof, as recorded April 15, 1925 in Plat Book 14 at Page 41 of the Public Records of Dade County (now Miami-Dade County), Florida.

A Map series in 18 sheets entitled NW 79th Street State of Florida Department of Transportation Right of Way Map, according to the Plat thereof, as recorded February 12, 1986 in Road Plat Book 124 at Page 34 of the Public Records of Dade County (now Miami-Dade County), Florida.

ARTICLE IV LIMITATIONS:

Since no other information other than what is cited in the Sources of Data were furnished, the client is hereby advised that there may be legal restrictions on the subject property that are not shown on the Map or contained within this Report that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may appear.

This "Sketch to Accompany Legal Description" does not represent a field boundary survey of the properties described in Article III or the underlying tracts of land thereof.

ARTICLE V CLIENT INFORMATION:


This "Sketch to Accompany Legal Description" is certified to:

Miami-Dade Transit, an Agency of Miami-Dade County and the
Board of County Commissioners of Miami-Dade County, a Political Subdivision of the State of Florida
Suite 910-111 NW 1st Street Miami, Florida 33128-1999



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SHEET 11 OF 12

 <p>2001 N.W. 107th AVE. MIAMI, FL 33172-2507 (305) 592-7275</p> <p>FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB24</p>	<p>NORTHSIDE STATION MIAMI-DADE COUNTY, FLORIDA</p>	<p>DATE: <u>10-25-2002</u></p>
	<p>SKETCH TO ACCOMPANY LEGAL DESCRIPTION</p>	<p>DESIGNED: <u>R. PEREZ</u></p> <p>DRAWN: <u>F. SUAREZ</u></p> <p>CHECKED: <u>D.W. DEANS</u></p> <p>JOB NO.: <u>01-1320.05 0001</u></p>

**ARTICLE VI:
SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY: That this "Sketch to Accompany Legal Description" was prepared under my direction and is true and correct to the best of my knowledge and belief and further, that said Sketch meets the intent of the applicable provisions of the "Minimum Technical Standards for Land Surveying in the State of Florida," pursuant to Rule 61G17-6 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

PBS&J, a Florida Corporation
Florida Certificate of Authorization No. LB24
2001 NW 107th Avenue
Miami, Florida 33172-2507

By: C. M. del Valle
Carlos M. del Valle, PLS
Professional Land Surveyor No. 4408
State of Florida
Date of Certification: October 25, 2002

{Surveyor's Official Seal}

NOTICE: Not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper. Additions or deletions to survey maps and reports by other than the signing party or parties are prohibited without the written consent of the signing party or parties. This document consists of multiple pages and each page shall not be considered full, valid and complete unless attached to the others. This notice is required pursuant to Rule 61G17-6 of the Florida Administrative Code.

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SHEET 12 OF 12



2001 N.W. 107th AVE.
MIAMI, FL 33172-2507
(305) 592-7275

**NORTHSIDE STATION
MIAMI-DADE COUNTY, FLORIDA**

**SKETCH TO ACCOMPANY
LEGAL DESCRIPTION**

DATE: 10-25-2002
DESIGNED: R. PEREZ
DRAWN: F. SUAREZ
CHECKED: D.W. DEANS
JOB NO.: 01-1320.05 0001

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EXHIBIT "B"
Public Interest in Road

Parcel	Street Name	Between	
<i>A</i>	<i>N.W. 31 Court</i>	<i>N.W. 77 Street</i>	<i>N.W. 79 Street (State Road 828)</i>
<i>B</i>	<i>N.W. 78 Street</i>	<i>N.W. 31 Court</i>	<i>N.W. 32 Avenue</i>
<i>C</i>	<i>N.W. 78 Street</i>	<i>N.W. 31 Avenue</i>	<i>N.W. 31 Court</i>
<i>D</i>	<i>10'-Wide Alley (Block 1)</i>	<i>N.W. 31 Court</i>	<i>N.W. 32 Avenue</i>
<i>E</i>	<i>10'-Wide Alley (Block 2)</i>	<i>N.W. 31 Court</i>	<i>N.W. 31 Avenue</i>

Public Interest in the above-captioned Rights-of-Way were acquired by virtue of that certain Plat entitled "ESTA-SU-CASA," according to the Plat thereof, as recorded April 15, 1925 in Plat Book 14 at Page 41 of the Public Records of Dade County (now Miami-Dade County), Florida.

Further Public Interest for a portion of N.W. 31 Court was also acquired by virtue of that certain Right-of-Way Map entitled "NW 79th Street State of Florida Department of Transportation Right of Way Map," according to the Plat thereof, as recorded February 12, 1986 in Road Plat Book 124 at Page 34 of the Public Records of Dade County (now Miami-Dade County), Florida.

EXHIBIT "C"
Property Appraiser Public Access

EXHIBIT C

(1 of 2)

P-744



Use scroll bar to view complete information.

FOLIO NUMBER: 30-4035-000-1052

ADDRESS: 6601 NW 72 AVE

MAILING ADDRESS:

DADE COUNTY

GSA R/E MGMT - MDTA USER - Northside Station

111 NW 1 ST STE 2460

MIAMI FL

33128-1907

CLUC: 0017 COMMERCIAL- TOTAL VALUE

PRIMARY ZONE: 7100 INDUSTRIAL

BEDROOMS: 0

BATHS: 0

FLOORS: 1

LIVING UNITS: 0

ADJ SQUARE FOOTAGE: 42,224

LOT SIZE: 0 SQ FT

YEAR BUILT: 1993

LEGAL DESCRIPTION:

ALL THAT PORT OF METRO RAIL LYG

WITH THE BDY OF THE COUNTY

LESS DADELAND NORTH PARKING

GARAGE

SALE O/R:

SALE MONTH: 0

SALE YEAR: 0

SALE AMOUNT: \$ 0

ASSESSMENT YEAR: 2002

LAND VALUE: \$ 0

BUILDING VALUE: \$ 1,118,888

MARKET VALUE: \$ 232,560,495

ASSESSED VALUE: \$ 232,560,495

HOMESTEAD EXEMPTION: \$ 0

WIDOW EXEMPTION: \$ 0

TOTAL EXEMPTIONS: \$ 232,560,495

TAXABLE VALUE: \$ 0

ASSESSMENT YEAR: 2001

LAND VALUE: \$ 0

BUILDING VALUE: \$ 1,118,888

MARKET VALUE: \$ 232,560,495

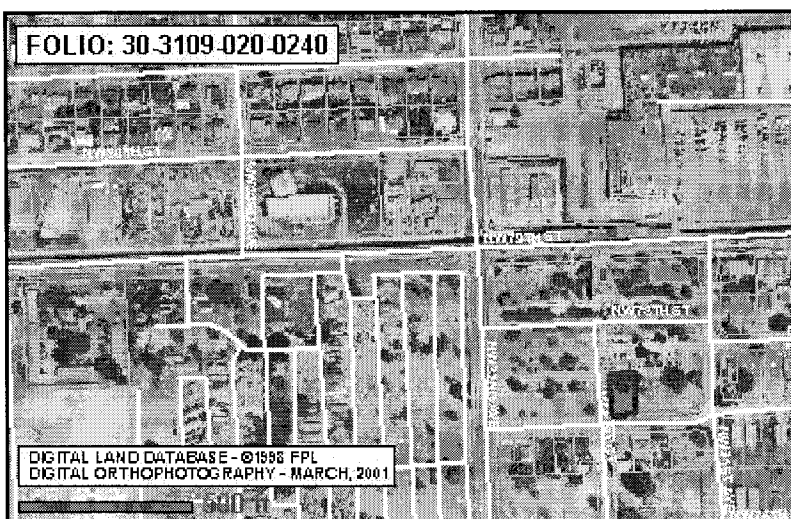
ASSESSED VALUE: \$ 232,560,495

HOMESTEAD EXEMPTION: \$ 0

WIDOW EXEMPTION: \$ 0

TOTAL EXEMPTIONS: \$ 232,560,495

EXHIBIT C



Use scroll bar to view complete information.

FOLIO NUMBER: 30-3109-020-0240

ADDRESS:

MAILING ADDRESS:

DADE COUNTY

GSA R/E MGMT - MDTA USER - Northside Station

111 NW 1 ST STE 2460

MIAMI FL

33128-1907

CLUC: 0080 VACANT LAND- GOVERNMENTAL

PRIMARY ZONE: 5100 BUNGALOW COURTS

BEDROOMS: 0

BATHS: 0

FLOORS: 0

LIVING UNITS: 0

ADJ SQUARE FOOTAGE: 0

LOT SIZE: 6,195 SQ FT

YEAR BUILT: 0

LEGAL DESCRIPTION:

ESTA-SU-CASA

PB 14-41

LOT 10 & W16FT LOT 9 BLK 3

LOT SIZE 75.000 X 105

SALE O/R:

SALE MONTH: 0

SALE YEAR: 0

SALE AMOUNT: \$ 0

ASSESSMENT YEAR: 2002

LAND VALUE: \$ 0

BUILDING VALUE: \$ 0

MARKET VALUE: \$ 0

ASSESSED VALUE: \$ 0

HOMESTEAD EXEMPTION: \$ 0

WIDOW EXEMPTION: \$ 0

TOTAL EXEMPTIONS: \$ 0

TAXABLE VALUE: \$ 0

ASSESSMENT YEAR: 2001

LAND VALUE: \$ 0

BUILDING VALUE: \$ 0

MARKET VALUE: \$ 0

ASSESSED VALUE: \$ 0

HOMESTEAD EXEMPTION: \$ 0

WIDOW EXEMPTION: \$ 0

TOTAL EXEMPTIONS: \$ 0

EXHIBIT "D"
Parcels Acquired for Northside Station (circa 1980)

EXHIBIT "E"
Architectural Site Plan of Northside Station (1985 to present)

EXHIBIT "F"
Journal Entry Authorization for Road Closing Petition Fee